

The Seabrook Planning and Zoning Commission met in regular session on Thursday, February 16, 2023 at 6:00 PM at Seabrook City Hall and via teleconference to consider and if appropriate, take action on the agenda items listed below:

THOSE PRESENT WERE:

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|-------------------------------|--------------------------------------|
| GARY RENOLA | CHAIRMAN |
| DARRELL PICHA | VICE - CHAIR |
| SCOTT REYNOLDS (exc. absence) | MEMBER |
| ROSEBUD CARADEC | MEMBER |
| GUY RODGERS (exc. absence) | MEMBER |
| RHONDA THOMPSON | MEMBER |
| ED KLEIN | MEMBER |
| SEAN LANDIS | DIRECTOR OF COMMUNITY DEVELOPMENT |
| PAT PATEL | ADMINISTRATIVE COORDINATOR |

Chairman Gary Renola called the meeting to order at 6:03 p.m. and stated there was a quorum present.

1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS

None

2.0 SPECIFIC PUBLIC HEARINGS

2.1 Conduct a public hearing on a request for the Re-plat and Extension of Miramar Shopping Center.

Applicant: Gruller Surveying, LLC, 1244 N. Post Oak, Ste. 200, Houston, TX 77055

Owner: Miramar Beltline GP, LLC, 2000 Bayport Blvd., Seabrook, TX 77586

Legal Description: 2000 Bayport Boulevard, **Tract 1:** Being all of Restricted Reserve "A", Amending Plat Miramar Shopping Center, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Film Code No. 687320 of the Map Records of Harris County, Texas. **Tract 2:** Being a 0.3135 acre tract of land situated in the Ritson Morris Survey, Abstract No. 52, Harris County, Texas.

Location: This property is located immediately east of Bayport Blvd, south of Hialeah Drive, north of Elmar Lane and west of Bahama Drive.

Gary Renola opened the Public Hearing at 6:04 p.m. and there were no public comments.

Sean Landis explained to the board that the applicant is requesting the approval of a Replat to create one Reserve. The property is currently zoned (146-M) 146 Main Commercial District. Staff has reviewed the Replat, and finds it to be compliant with the City's Subdivision and Zoning Ordinances. Staff recommends that the Commission approves the Replat.

3.0 ROUTINE BUSINESS

3.1 Consider and take all appropriate action on a request for the Re-plat and Extension of Miramar Shopping Center.

Motion made by Ed Klein and seconded by Darrell Picha.

To approve request for the Re-plat and Extension of Miramar Shopping Center.

MOTION CARRIED BY UNANIMOUS CONSENT

3.2 Consider and take all appropriate action relating to an amendment to the Seabrook City Code, Appendix A, "Comprehensive Zoning", Article 3, "Establishment of Zoning Districts and Associated Regulations", Section 3.15 "Comprehensive Land Use Regulation Matrix" by changing "Gasoline Service Station/Convenience Store" from a "Use by Right" to a "Conditional Use" within the following zoning districts: "Medium Commercial District" (C-2), "Heavy Commercial District" (C-3), "The Seabrook Town Center Commercial Development Overlay District" (STCOD), and "Light Industrial District" (LI).

Sean Landis presentation:

Due to the differing types of construction methods, along with differing sizes and scale of development, Staff is recommending to amend the Seabrook City Code, Appendix A, "Comprehensive Zoning", Article 3, "Establishment of Zoning Districts and Associated Regulations", Section 3.15 "Comprehensive Land Use Regulation Matrix" by changing "Gasoline Service Station/Convenience Store" from a "Use by Right" to a "Conditional Use" within the following zoning districts: "Medium Commercial District" (C-2), "Heavy Commercial District" (C-3), "The Seabrook Town Center Commercial Development Overlay District" (STCOD), and "Light Industrial District" (LI) .

He explained that historically in the past, gasoline service stations (in the land-use category) were permissible by right in C-2 and C-3, Seabrook Town Center Overlay District, and LI. The concern of City Council is that if it's a use-by-right, then the City would have gas stations at all intersections and corners and that is not a use that the City wants when there is already limited land opportunity for development. Therefore, the use needs to be looked at on an individual basis and made as conditional use.

Motion made by Ed Klein and seconded by Rosebud Caradec

To approve as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

3.3 Discuss/deliberate the creation of zoning district boundaries, along with zoning regulations for the Red Bluff and Office Warehouse Districts.

Discussion on:

- Office Warehouse District regulations, boundaries and zoning regulations.
- Discuss detention pond requirements around warehouse district. Drainage requirements, buffering, and aesthetics
- Discussion on the creation of zoning ordinance
- Discuss buffers between warehouses – possibility of trees and shrubs – location of detention pond in front of the site or somewhere in the rear
- Example of TransWestern warehouse
- Discuss possible noise buffer options from SH146

- Discuss possible fencing regulations around warehousing
- Discuss buffers between warehouse versus retail – wooded not landscaped
- Discuss Setbacks – front façade away from front property line – not affecting residential
- Office Warehouse will be north of the RV Park – below them it will be Commercial – Below Red Bluff will be Residential

4.0 ROUTINE BUSINESS

4.1 Approve the minutes from the November 17, 2022 Regular P&Z meeting.

Motion made by Darrell Picha and seconded by Ed Klein.

To approve the minutes as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

4.2 Approve the minutes from the January 17, 2023 JOINT meeting.

Motion made by Rhonda Thompson and seconded by Darrell Picha.

To approve the minutes as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

4.3 Approve the minutes from the January 19, 2023 Regular P&Z meeting.

Motion made by Ed Klein and seconded by Darrell Picha.

To approve the minutes as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

4.4 Report from the Director of Planning and Community Development on the status of a list of actions taken by Planning & Zoning and sent to City Council for its action or review.

Sean Landis gave a brief report.

4.5 Establish future agenda items and meeting dates.

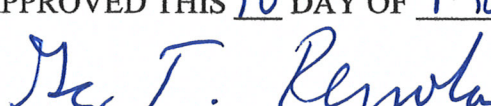
- March 7, 2023 at 5:00 p.m. – JOINT Meeting with City Council
- March 16, 2023 at 6:00 p.m. – Regular P&Z meeting

Motion was made by Ed Klein and seconded by Darrell Picha.

To adjourn the February 16, 2023 Planning & Zoning meeting.

Having no further business, the meeting adjourned at 7:23 p.m.

APPROVED THIS 16th DAY OF March, 2023.


Gary T. Renola, Chairman


Pat Patel, Administrative Coordinator